

**PLANNING COMMISSION
COMMISSIONER'S HEARING ROOM, COUPEVILLE, WA
MONDAY, APRIL 27, 2015**

	<i>Members Present</i>	<i>Members Absent</i>
<i>District 1</i>		<i>Val Hillers</i>
	<i>Dean Enell – Vice-Chair</i>	
	<i>Karen Krug</i>	
<i>District 2</i>	<i>Jeffery Wallin - Chair</i>	
	<i>George Saul</i>	
	<i>Darin Hand</i>	
<i>District 3</i>	<i>Wayne Havens</i>	
	<i>Beth Munson</i>	
	<i>Scott Yonkman</i>	

Meeting was called to order at 2:06 p.m. by Chair Wallin.

ROLL CALL

Wayne Havens, Scott Yonkman, Dean Enell, Jeff Wallin, Karen Krug, Darin Hand, George Saul

Minutes:

None

Planning staff present: Dave Wechner – Planning Director, Brad Johnson - Long Range Planner, Amanda Almgren – Long Range Planner

ITEMS FROM THE PUBLIC

Lou Malzone, 5428 Pleasant View Lane, Freeland

Freeland Sewer Water District Commissioner

Mr. Malzone updated the Planning Commission on the status of the sewer plan.

- Test borings of the proposed site have started and the soils are turning out to be better than expected.
- In two weeks there will be infiltration and perc testing.

DIRECTOR'S REPORT

Dave Wechner presented a summary of the Director's Monthly Report.

- He discussed the Building and Planning permit revenue for the third month of 2015 is down 12 % in building and 10 % in planning compared to last year. He expects the building revenue to climb once permits in plan review are picked up and fees are paid. Due to the loss of a plan review building inspector, it takes a while for those permits to cycle through the system.
- There are 148 land use permits in review. 17 of those permits are incomplete and there were 5 applications submitted in the last 30 days.
- In Long Range Planning, there will be discussion of the initial surveys completed and it will be the focus of the hearing.
- Building new housing starts for the month of March were 13 compared to 24 from last year. There were 25 applications submitted last month for new housing starts.

- Building Inspectors completed training in late March. The training topics were on engineering, egress and structural issues, water intrusion, specialized course work on why buildings fail and marijuana facilities.
- The Building Official has been monitoring the homes that were impacted in the Clinton area due to landslides.
- He discussed receiving the preliminary FEMA maps and when the discussions would occur.
- He is currently in negotiations to have a Hearings Examiner under contract; there are several Type III land use applications that will be coming before the Hearing Examiner in the next few months.
- He also informed the Planning Commission of the resignations of Kate Skone, Planning Tech and Ben Van Duine, Camano Permit Manager. The department continues to struggle with turnover and try to respond as best as possible by shifting duties amongst the staff to respond to the permit load. There is one open position in the Long Range Planning team and hope to have it filled in the next month or so.

Commissioner Enell asked Dave Wechner if there is a geographical map online that shows the location of new housing starts.

Dave Wechner responded to Commissioner Enell that the County website is undergoing a major upgrade and it is a request Planning has made to make that map available as part of the upgrade. Getting the link from our permit tracking site and adding that information to a map document is the current issue.

NEW BUSINESS –

Dave Wechner reminded the audience of the public comment cards that are available to be filled out. The information will allow staff to contact interested parties regarding the meeting and outcome, if necessary.

Public Hearing on the scope of the 2016 Comprehensive Plan Update.

Brad Johnson informed the Planning Commission the purpose of the meeting today is to lead a discussion regarding the scope and formal review of the Comprehensive Plan Update. As the Planning Commission may recall this was identified as the final task in Phase I of the Preliminary Schedule and Public Participation Plan that was adopted by the Board and Planning Commission. This is the final review item of that phase and will start Phase II of the Comprehensive Plan, which will allow the process to remain fairly close to the schedule as originally adopted. Amanda Almgren will give a presentation on the effort made with public outreach and the results of that effort. In reviewing the presentation it is important to keep two things in mind; this is the beginning of a more in depth public outreach effort, this is not the end of the public outreach; this will identify the areas that were of most importance to the public. The second item to keep in mind is that this is a recommendation of focus areas; this does not prescribe an outcome. During the public outreach process, staff identified areas of public

concern, but there was no consensus on what should be done. As staff moves forward with Phase II, this will guide staff in the allocation of the time and resources.

Amanda Almgren explained to the Planning Commission that the plan for this presentation is to remind everyone of what the Growth Management Act (GMA) requires the County to look at by State law; to review some of the public outreach, both the tools used and a summary of the outcomes. Then there will be a presentation of the staff's recommendations for what the scope of the Comp Plan will look like.

2

Outline

- GMA Update Requirements
- Public Outreach
- Staff Recommendations



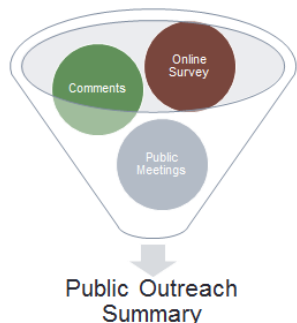
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GMA Update Requirements

- Address amendments to the GMA since the last update
- Land Use Element
- Urban Growth Areas (UGA) and Population Projections
- Capital Facilities and Transportation Elements
- Critical Areas Ordinances
- Internal and External Consistency
- Mineral Resource Lands Designations and Development Regulations
- Inventories (Housing, Capital Facilities, and Transportation)

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Public Outreach



Different tools were provided to the public in order to allow them to be involved with the process. There were mailers, posters, website, Islandcounty2036.org, and e-mail communication.

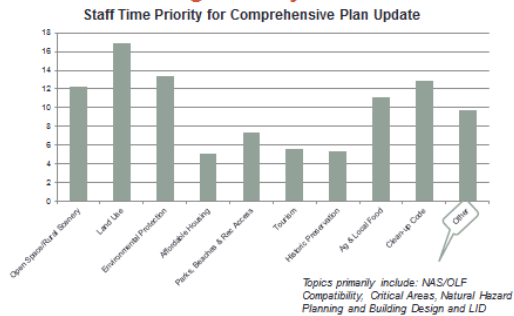
Public Meetings

Date	Location	Time	Attendees that Signed in	Surveys Collected
March 17, 2015	Freeland Library	4:30pm-6:00pm	49	51
March 19, 2015	BOCC Hearing Room, Coupeville	5:00pm-6:30pm	22	19
March 26, 2015	Oak Harbor Library	4:30pm-6:00pm	32	29
March 30, 2015	Camano Center	4:30pm-6:00pm	25	23
Total			128	122

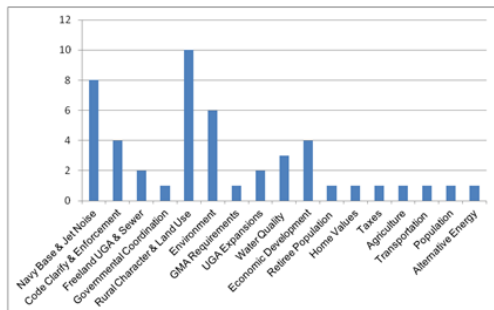
Public Meetings: Key Takeaways

- Preserving the rural character, including agricultural lands
- Environmental protection
- Cleaning up the community development code, including allowed uses, needs to occur during the Comprehensive Plan update
- Protecting the community's water sources to ensure future supply
- Economic development is important, but there is no clear consensus on what this looks like or means

Public Meeting Survey Results



Email Comments



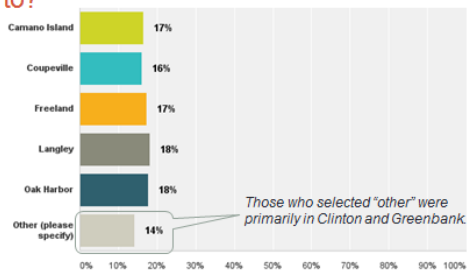
Online Survey Results

- 728 responses were gathered
- The survey was open to the public from February 4, 2015-March 31, 2015



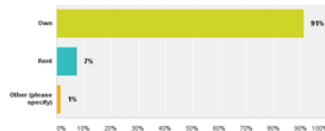
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Q1: Which area do you live in or nearest to?

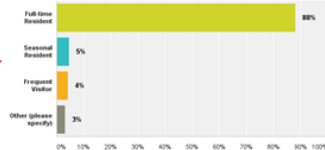


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Q2. Do you own or rent the place where you live?

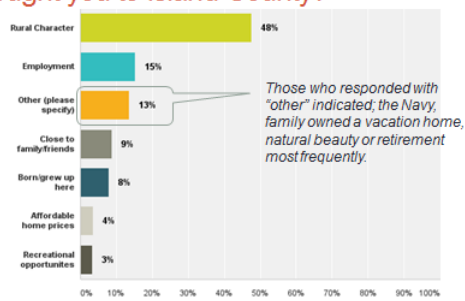


Q3. Which of these best describes your relationship with Island County?



14

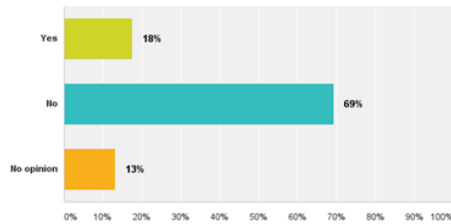
Q6. What was the primary reason that brought you to Island County?



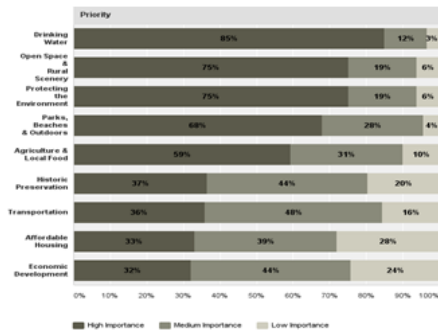
Q7. What three words or short phrases describe what you value most about Island County?



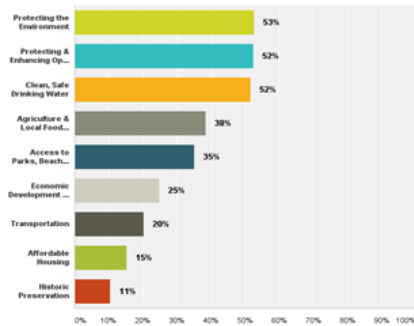
Q10. Should local governmental actively pursue strategies to encourage people to move to Island County?



Q11. In your opinion, please indicate the priority level of the following Comprehensive plan topics to the 2016 Island County Comprehensive Plan Update.



Q12. Given finite resources, please identify three Comprehensive Plan topics that you think the County should prioritize during the 2016 Comprehensive Plan Update.



Staff Recommendations



- Required Review and Updates
- Code Clean-up (to address identified problems)
- Comprehensive Plan Clean-up (Improve organization and readability)
- Evaluation of Rural Land Uses (rural character and the location, intensity, and compatibility of uses)
- Economic Development Policies and Framework

PUBLIC COMMENT

Robert Winquist, 2566 Sunlight Beach Rd, Clinton

Mr. Winquist represents the Sun Vista and Sunlight Beach Homeowners Association.

- They have two wells and serve 161 houses. A 3rd well services another 50 houses.
- There is a property for sale located above their drinking water. The property is zoned for 29 units on a 10 acre parcel. The homeowners association (HOA) has done their wellhead protection plan and a lot of other work to make sure they meet all codes. They are very concerned about this potential of damage to their water system particularly with septic systems that may flow down to their water system.
- He has concerns with the possibility of a depleting aquifer.

Commissioner Havens asked Mr. Winquist what the distance is from the development to the closest wells.

Mr. Winquist replied to Commissioner Havens there is a 100 foot protection easement. Their wellhead protection plan shows that within six months a certain amount of drainage will come down to the well location. In a year most of it will come down, within five years all of it will

come down. It is a fairly steep slope directly above their wells and it will arrive in their drinking water and aquifer in a fairly short time.

Commissioner Havens asked Mr. Winquist if the ten acres abut the 100 foot protection easement.

Mr. Winquist responded the affected area is on the ten acres. The family has owned the property for a hundred years and used those wells to develop all of these properties around. He further explained the storage being kept on the ten acres.

Commissioner Enell asked Mr. Winquist where the 29 houses would be getting their water from.

Mr. Winquist replied to Commissioner Enell the water will potentially come from their water system. The water system would need updating to supply that amount of water and they are not immediately capable of providing water.

Commissioner Munson asked if there is preliminary plat approval for the development.

Mr. Winquist responded to Commissioner Munson he is not aware of a plat approval on the property and it has been for sale for about two years.

Commissioner Enell asked Mr. Winquist if the water district would be able to deny the request for water connection.

Mr. Winquist responded to Commissioner Enell stating it would be difficult since they are supposed to supply water. They are in their district and theoretically would supply water. They question being able to supply enough water to the new lots and they are reaching their maximum.

John Lovie, 6130 Dassel St., Clinton

Mr. Lovie is also a member of the Sun Vista and Sunlight Beach Homeowners Association and he is very much aware of the issues.

- He is also a board member of the Whidbey Island Water Systems Association and the Island County Water Resources Advisory Committee.
- The issue of drinking water is very high on his priority list.
- Under point R6, it is the intent to look at the relationship between land use and water resources going forward, due to the groups he is involved in he very much supports it.
- Whidbey Island Water Association represents a good number of the water systems and he suggests that they are included in the public outreach.
- He is very much in support in keeping drinking water issues and this balance between drinking water and land use issues in the scope of the Comprehensive Plan.

Allen Peyser, Box 818, Langley

Mr. Peyser has two issues he is concerned about. He does not question the work planning staff has done and he thinks it is very adequate. He considers them to be global issues and not focused on specific issues. He has served on many planning groups for the County, as far back as twenty years ago.

- He is focused on trying to get something changed in the County after seventeen years of dealing with a very antiquated and poorly structured zoning code. It is very tough and costly to deal with. An example is a permit that was delayed and approved after four months. It cost nearly \$4,000 in lost revenue on rentals they could not rent until they solved this problem. A lot of hidden costs are out there in dealing with the present code. Therefore, his concern is the code and he does not really disagree with the approach the Planning Department is taking because it is very traditional; which is to do the plan first and then attack the real problem which is the zoning code. He suggests dealing with the requirements of the GMA but there may be another approach that would work. He suggests concentrating on the zoning code as a part of this particular study. His logic is that the planning code falls out of the zoning code naturally. He further discussed the difficulty of doing a planning code versus a zoning.
- His second concern was public participation. He read RCW.70A.140, Comprehensive Plan ensure Public Participation. He recommends that a better plan to involve the public should be developed.

Mary Walsh, 5170 View Rd, Langley

Ms. Walsh represents Neighbors Interested in Commonsense Economics.

- She discussed the entertainment center in their neighborhood and how it is misplaced in a rural setting.
- Most Whidbey residents love their winery neighbors because they understand the impacts to the surrounding properties and they adjust their plans to fit in.
- Their particular neighborhood is unfortunately dealing with one large business that happens to be in the wrong place for big events.
- She spent some time researching other jurisdictions who dealt with the issue of events in neighborhoods. This is the number one conflict that will not go away.
- She shared in the last meeting the Santa Barbara community meetings approach.
- She also mentioned the Langley Planning Director's experience in Napa and cautioning against any quick action.
- She learned "agri-tourism" focuses on education on agricultural properties, while "agri-tainment" refers to events on agricultural properties minus the education part. Various states and counties have their own definitions. She read the County of San Diego definition.
- She discussed the various issues that will arise with rural event centers.
- She also discussed the survey indicates the rural character is important to everybody but in her neighborhood's case, the agricultural property next to them is a threat to their rural character rather than a benefit.

Lou Malzone, 5428 Pleasant View Lane, Freeland

Freeland Sewer Water District Commissioner

Mr. Malzone spoke in regards to drinking water.

- One of the issues that the Freeland Water and Sewer District is faced with is the rising nitrate levels in their drinking water. It is strictly caused by development increase.
- He believes that the Countywide Planning Policies give a clear path on how to evaluate the size of the Freeland NMUGA. Combined with the Population Forecast he does not

believe that there is much choice in reducing the Freeland NMUGA size. The plan that they are putting together for the Water District accommodates either area of phase I within the boundaries of the existing NMUGA or the defined study area. He stated it did not affect their phase I but it does affect the overall implementation and the cost.

- Compliance with the GMA is contingent on compliance with the Countywide Planning Policies. Not addressing the size of the Freeland NMUGA potentially leaves Island County out of compliance with the Growth Management Act.
- He also stated it was not clear to him from the outline, how there will be a decision made on the sizing of the Freeland NMUGA by August or September.

Steve Erickson, WEAN, Box 53, Langley

Mr. Erickson spoke on behalf of Whidbey Environmental Action Network. He had a couple of points he wanted to make. He asked the Planning Commission to remember the word cloud in the PowerPoint presentation, most of those large words were things like environment, rural character, nature, wildlife, etc. The word economic was not visible in the word cloud at all. In fact the word job was not visible either. What the community wants generally should be kept in mind. Even in Oak Harbor, the protection of the environment was a high priority.

- He discussed the requirements regarding greenbelts, open space corridors and in general any other requirements that may be termed low or medium priority. When determining priorities, there is a need to also look at the available County resources and options being lost by delays. There are options being lost in terms of designating and establishing a holistic greenbelt system throughout the County by delaying. Further delays are just increasing the loss of those greenbelts. The GMA requires greenbelts within and between urban growth areas.
- He also discussed the subject of critical areas. The science is clear that the functions and values of critical areas are not going to be preserved without considering what is going on outside their immediate area.
- He further talked about the issue of over platting in the rural areas. GMA is peculiar in that over-platting cannot happen in an urban area, but it does not say anything about rural areas. There are no requirements that the rural areas can be over-platted. The reality is that it does make achieving various goals much more difficult to deal with. The rural county is vastly over platted. Some of those plats are very ancient; the San de Fuca in central Whidbey is an example. To have a rational land use system in this county there is the need to clean up the amount of over-platting.

Marianne Edain, WEAN, Box 53, Langley

Ms. Edain discussed environmental protection hazards, critical area regulations do need to be reviewed and updated.

- The existing critical area ordinances are inadequate, do not meet best available science and she is glad to see they have a high priority. The rural character, number R23 – limit sprawl, the priority low, struck her as peculiar since rural character was such a high item on all of the surveys. The explanation is that existing policies and regulations already limit urban services in rural areas but are not specific and very few changes are necessary. She is not sure that is true, as Mr. Erickson was saying there is over-platting in places like San De Fuca and other areas. Keystone Spit is now part of the state parks

that had a permit in the 70's for 150 houses on it, which would not be allowed today. There are these leftover oddball parcels and because of reasonable use and all of these things tied together that limiting sprawl means limiting what people are calling reasonable use. There are arguments already of what constitutes reasonable use of these properties. She gave various examples: stilts over wetlands, hang over the edge of steep unstable bluff, or high tide line, it is good for reasonable use and she can unfortunately point to approved development applications where all three of those conditions exist on one lot.

- She is glad to see consistency is a high priority because the code and the Comp Plan are one walloping mess. The problem that happens everywhere, codes change and every amendment needs to look all the pieces and parts of the code to make sure that one amendment does not bump into some other part. That has not happened over the years and the result is the mess that the County has currently.
- She sees number 27, Code Changes as distinguished from code clean-up. She questions if it is worth the time and trouble to clean up all the bits and pieces rather than just do it over again.

Asara Lovejoy, 5126 View Rd, Langley

Ms. Lovejoy has 1.3 acres and has lived there for 16 years. She is the voice of what is happening in her neighborhood with Comfort Winery holding events in an agri-entertainment function rather than an agri-educational function. She described her experience during the events held at the Comfort Winery, stating it goes from a calm peaceful environment to a raucous atmosphere, scaring the wildlife away. The use code permit says that an event cannot be held within a thousand feet of a neighborhood. Her street it is 30 feet from the winery. If a person is to buy a house and remodel without a building permit, they get fined and pay the consequences. The Comfort Winery is attempting to change the winery code so it can be included and be an event center. She asks to please keep event centers, event centers and wineries as agricultural education, where people go on tours of the wines, taste the wines, and prohibit the event center noise, and traffic, prohibiting use of their properties. She is asking for protection of their rights as a neighborhood, to stay as a neighborhood and to make sure the event center code is kept separate from winery codes.

Tim Kangas, 6030 McMaster Road, Freeland

Mr. Kangas expressed his experience living in Island County. He described the document he received from County staff 17.03.060 Rural Zone, it is the principal land use classification in Island County and the permitted uses and not permitted uses.

- For a few years his experience was beautiful and then vans started to show up, port-a-potties were driven down a private road access to the property in front of theirs. They suffered through several events and they were not permitted. Those property owners tried to get a permit but found out they could not have the events on the property and yet had the events anyway. He learned more about the County and filled out the forms to make a respectful complaint. He documented it with photographs, history and copies of advertising and websites. He spoke to his neighbors and informed them they were not able to hold events on their property. He stated he and other neighbors submitted complaints and instead of action being taken, he read a newspaper article there was a new

temporary event policy that allows people to skirt the policy of where they live and do things differently. It became effective December 2, 2013. He sent letters to the Planning staff and he has received excellent feedback from staff. The problem he had and the reason he sent the note was due to the words in the policy that do not match the words in the code. He tried to be objective and talked to the Island County Economic Development Council (EDC) and get information, they were forthright providing him with US economic analysis data showing the driving forces in the County. There are very few complaints among the numerous issued permits because people understand it is a wonderful place to live. People know that in order to do modifications to their homes they need to get permits and do the job. The rural quality of life is what people are here for. He asked what economic value there is in community disruption and (destructing) quality of life. Great quality of life is not by accident, it is because of the code and the laws that are already in place.

Betty Snyder, 5113 View Rd, Langley

Ms. Snyder asked for the status of the study group that was discussed in the previous Planning Commission to look at wineries. She feels it is important to look at how wineries will be part of the community without causing conflicts with the neighborhoods.

Dave Wechner responded to Ms. Snyder's inquiry, the recommendation was to handle the issue during the eight year update cycle and to form a subcommittee and the Planning Commission to deal with that specific issue. The Board of Commissioners is aware of the recommendation and the feedback he received from them in the last work session was to contemplate the formation of a subcommittee to address that issue as the Comprehensive Plan moves forward. The Board of Commissioners has already seen the information provided to the Planning Commission prior to the hearing. There will be two work sessions held with the Board of Commissioners and discuss the scope of the Comp Plan and what kind of specific efforts staff and the Planning Commission will be asked to undertake to address the issues.

Commissioner Enell stated he agrees there is a need to take a comprehensive look at the topic and there is a need to distinguish between agri-tourism and rural event centers. He asked for clarification on the interim regulations that are in place that kind of pumps all this aside. He wonders if this is in the eight year schedule, does it mean that these interim regulations, which are perhaps quite lenient on rural event centers, are going to be in place during those eight years.

Dave Wechner responded to Commissioner Enell the temporary events policy was passed by the Board in late 2013, and was meant to be a 'stop gap' measure between wineries and other property owners that wanted to hold events on their property but had not received a rural event center permit. They do not authorize rural event center or construction; these are to hold outdoor events on their property. Sometimes the owners are using the existing structures, like an old barn. The Building Official will go do a safety check on the barn. The interim policy was meant to be in place until a new policy could be developed; new code can be looked at and reviewed by the Planning Commission and Board. He does not expect it will be in the next eight year cycle, it will be part of the Comp Plan Update currently being reviewed.

Dave Wechner said the two questions that were posed to the Planning Commission recently were: Does the issue get reviewed by the end of this year, or, review it in the eight year cycle, which ends June 2016.

Commissioner Enell asked if the events being held at the Comfort Winery are allowed to currently happen.

Dave Wechner replied to Commissioner Enell, if they were issued a temporary use permit, there are conditions to the permit and as long as those conditions are not violated, they are authorized events.

Commissioner Enell asked what the end date of the temporary use permit is.

Dave Wechner stated he believed it was valid for 2015 and is authorized for ten events. He stated he would like to steer away from the particulars of development permits that were issued or may be issued. These hearings need to be focused on the scope of the Comp Plan Update.

Kristen Griffin, 144 Fort Casey Rd, Coupeville

Reserve Manager for Ebey's Landing National Historic Reserve

Ms. Griffin has mixed feelings about the words historic preservation, which covers a large span of her career. Sometimes that term has a very narrow definition in people's minds and the way she understands and knows historic preservation, especially here in Central Whidbey Island is much broader and it encompasses all of the big words that were in the word cloud. In particular Ebey's Landing National Historical Reserve is a very unique preservation area that is a part of the national parks system, yet it is managed by four different units of government. She is very eager to work with the County on the historic preservation chapter of the Comprehensive Plan, which to her knowledge the only direction in that chapter relates to the Reserve. She receives a lot of feedback about people's concerns about preservation of the rural character and sustainable and viable agriculture, the view shed, the use of water, the resources and endangered species. All of those things are a part of how Ebey's Reserve is managed. The Reserve is important because it intersects all of those lines that were identified through the public process and historic preservation is one of those invisible economic development pieces. If economic development does not pop out as important, it is very important in the community to have a viable and sustainable government and community that can accomplish the kinds of preservation and management goals they want to see for Island County. She would like to offer to the Planning Commission and give a program on how unique the preserve is. She would be able to take them on a tour of the Reserve but mostly to help shape the chapter and align the resources.

Commissioner Enell stated he agrees with Mr. Malzone's philosophy of reducing the NMUGA boundary in Freeland but he is curious what the criteria for the reduction and how a new size will play out. Steve Erickson mentioned over platting in the rural area; San de Fuca is a perfect example which is a Rural Area of Intense Development (RAID). The area had a lot of houses in the past and is currently a RAID and he is not sure that it is an appropriate location for it but they will get to that someday. The distinction between an event center and agri-tourism will be a good topic to go to the subgroup that will be formed to come up with the Comprehensive Plan to accommodate those items. There is a need for economic development and agricultural based

things are strong suit and need to be encouraged, but at the same time not drive those who came here to live here to enjoy rural character out of their homes to accommodate those venues. He is glad there will be a good comprehensive approach.

Brad Johnson provided a brief explanation of the materials given to the Planning Commission. He informed the Planning Commission how staff came about the priority list, recommendations and how some of the items per the GMA requirements are out of compliance. The recommendation from the Planning Department to the Planning Commission is that all of the required items as well as all staff recommendations be included in the update effort.

Commissioner Krug asked staff if the zoning code has the same June deadline as the Comprehensive Plan.

Brad Johnson responded to Commissioner Krug's inquiry stating there are two components to the code he suggests the Planning Commission keep in mind:

- The development of a code for the Freeland Urban Growth Area – the purpose of the code is to implement the Freeland Subarea Plan which was previously developed and adopted in 2011. Code changes necessary to implement any changes made to the Comprehensive Plan. These issues need to be addressed by June of 2016.
- The final component is to address the changes to the code that will simplify, streamline, and reduce inconsistencies and loopholes. Some aspects cannot be completed until the changes to the Comp Plan have been decided.

Commissioner Krug asked staff if the Planning Commission will be receiving the changes as the process goes or until it is ready to be addressed. She thinks it would be a big mistake to wait for all the changes to be made.

Brad Johnson agreed with Commissioner Krug's comment and the items will be brought to the Planning Commission in sections. With respect to the code changes, staff will attempt to bring non-substantive changes to those items that are related to format, editing, etc.

Further conversation regarding the order the changes will be received in was discussed.

Chair Wallin asked Dave Wechner if it would be appropriate to close the public testimony portion of the Hearing or should it remain open until deliberation.

Dave Wechner recommended keeping the public testimony open and reminding the public they can submit their testimony to the Planning Commission in writing. Staff will be preparing the findings for the Planning Commission for the next scheduled hearing on May 11, 2015 at 2:00 pm.

Commissioner Enell had additional comments regarding the focus areas.

- R23 page 14 discussed the reduction of sprawl. The South end to him seems to have 80% of the growth occurring in the rural areas versus the UGAs. He feels it is a high priority

item yet he sees it is rated low on the priority list with the explanation being few changes are necessary. He feels that low priority should be bumped up a bit. Reducing sprawl as part of the Growth Management Act is one of the paramount things and is quite important to him.

Brad Johnson responded to Commissioner Enell's concern, some of the items are rather close to one another and there were a lot of comments that sort of walked the line between allowed uses, rural areas and decreasing sprawl; that is why staff included the recommendation to address rural land use. There were enough concerns about those types of issues that staff wanted to have a more robust public outreach process to get what the public's specific concerns were. This effort was designed to identify topics of importance to the public. It is a topic of importance to the public and was included in the staff recommendations to address rural land uses.

Chair Wallin stated the Public Hearing and deliberation will be continued to May 11, 2015 at 2:00 p.m.

Commissioner Enell added staff has done a wonderful job in putting information together. There are a million different pieces and there is a lot of confusion and it is difficult, but he really does appreciate the documentation provided and the effort made to pull it altogether.

Commissioner Krug moved to continue the Public Hearing and deliberation to May 11, 2015 at 2:00 pm, Commissioner Enell seconded, motion carried unanimously.

Commissioner Krug moved to adjourn, Commissioner Enell seconded, motion carried unanimously.

Meeting adjourned at 3:40 p.m.

Respectfully submitted,

Virginia Shaddy